



Department of Permitting Services

Division of Building Construction

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

RESIDENTIAL SPRINKLER LEGISLATION

WHEN IS A SPRINKLER PERMIT REQUIRED FOR RESIDENTIAL BUILDINGS?

Every new or reconstructed home for which a building permit is issued on or after January 14, 2004 must be fully sprinklered. A sprinkler permit is required for all work involving any sprinkler work. A separate permit and permit fee is required for each building and/or address. The purpose of a Sprinkler Permit is to ensure the system's compliance with building and fire codes.

DO I HAVE TO SPRINKLER THE BUILDING IF I CHANGE THE HOUSE TYPE AFTER JANUARY 14TH?

Yes. DPS considers a change in house type as a new building and therefore subject to the provisions of the bill.

DO I HAVE TO REVISE MY BUILDING PLANS FOR THE MODEL HOME PROGRAM IF BASE PLANS ARE APPROVED?

No. DPS will issue the permits after January 14th with the condition that the building be sprinklered.

DO I NEED TO SUBMIT SPRINKLER PLANS WITH BUILDING PLANS?

No. Sprinkler plans are submitted after the building plans are submitted and application for a building permit is made.

WHAT DO I NEED TO SHOW ON MY PLANS IF I AM SUBMITTING NEW PLANS FOR A BUILDING PERMIT?

The only requirement is that the building plans have a note indicating that the building will be sprinklered.

IF I CONSTRUCT AN ADDITION TO A HOUSE WHICH IS REQUIRED TO BE SPRINKLERED UNDER THIS BILL, DOES THE ADDITION HAVE TO BE SPRINKLERED?

Yes. If the house is required to be sprinklered, then the addition is also required to be sprinklered.

DOES THE SPRINKLER BILL REQUIRE MANUFACTURED HOUSES TO BE SPRINKLERED?

Yes. The bill does not exempt manufactured houses.

WHAT TYPE OF SPRINKLER SYSTEM IS REQUIRED?

NFPA 13D sprinkler system is required.

IF MY HOUSE DOES NOT HAVE PUBLIC WATER, IS IT EXEMPT FROM THE SPRINKLER REQUIREMENT?

No. The bill does not exempt houses which do not have public water. Compliance can be achieved by other means such as installation of a water tank and a pump system.

WHAT IS THE APPLICATION PROCESS FOR ISSUING A SPRINKLER PERMIT?

The sprinkler contractor must be licensed with the State of Maryland and the Montgomery County Department of Fire and Rescue Services. The applicant must complete a Fire Protection System permit application, to include the name of a contact person. A minimum of two sets of folded plans (maximum of 5 sets), and \$115 filing fee (plus a 10% automation enhancement fee) must be submitted with the application. Plans shall indicate all building options and design features. For subdivisions consisting of multiple buildings of the same design/model, the calculations shall show the lot(s) with the highest elevation and longest run of underground. Because this is hydraulically, the most demanding sprinkler system future permit applications for the individual sites may be submitted without calculations, therefore qualifying for the "fast track" process.

Plans are submitted between the hours of 7:30 a.m. - 4:00 p.m., Monday - Friday. The applicant may request a free screening on Mondays, Wednesdays, and Fridays between the hours of 9:30 a.m. - 11:30 a.m. and 1:00 p.m. - 3:00 p.m. The screening assesses whether the submittal is complete and conforms to the fire codes (see screening limitations).

WHAT IS THE INSPECTION PROCESS?

Inspections must be arranged through the Department of Fire and Rescue Services, by calling (240) 777-2457 between 7:30 a.m. - 4:00 p.m., Monday - Friday. A hydro test must be requested and approved prior to scheduling the framing inspection. The final sprinkler inspection must be approved prior to scheduling the final building inspection.

WHAT WILL THE PERMIT COST?

The fee for the Sprinkler Permit is \$2.00 per head. The minimum permit fee is \$115.00. An additional 10% Automation Enhancement Fee is charged on the fee(s) listed above.

WHEN WILL THE PERMIT BE ISSUED?

The Sprinkler Permit turnaround time varies with workload. Our goal is two weeks of processing time for regular system plans. If plans qualify and are submitted under the Fast-Track system, they can be processed within five working days. To meet the Fast-Track guidelines, plans must be less than 5,000 square feet and not require calculations.

WHAT IS THE APPEAL PROCESS?

The applicant may appeal the decision of the Director to the Montgomery County Board of Appeals. Please call the Board of Appeals at (240) 777-6600 for further information regarding the appeal process.

WHERE DO I CALL FOR QUESTIONS REGARDING PLAN REVIEW, PERMITTING, OR INSPECTION PROCESS?

You may contact the Department of Permitting Services at (240) 777-6200 and ask to speak with one of the Fire Sprinkler Plan Reviewers for plan review issues. For inspection scheduling or inspection process questions, please contact the Department of Fire & Rescue Services at (240) 777-2457. For Permitting process in general, please contact the Division of Casework Management at (240) 777-6370.